



The City of NORMAN

201 West Gray, Bldg. A • P.O. Box 370
Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT
Phone: 405-366-5433

CASE NUMBER: PD14-07
APPLICANT: SKM Development, L.L.C.
DATE: March 13, 2014
LOCATION: 480 24th Avenue N.W.
TO: Interested Neighbors
WARD: 2
FROM: City of Norman Department of Planning and Community Development
SUBJECT: Pre-Development Discussion of a Special Use for a Mixed Building

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider a Special Use for a Mixed Building to allow up to two residences on the third floor only. This property is currently zoned C-2, General Commercial District, and rezoning will not be required.

Please join us for a Pre-Development discussion of this proposal on Thursday, March 27, 2014 from 5:30 p.m. until 6:00 p.m. The meeting will be held in Conference Room D of Building A of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

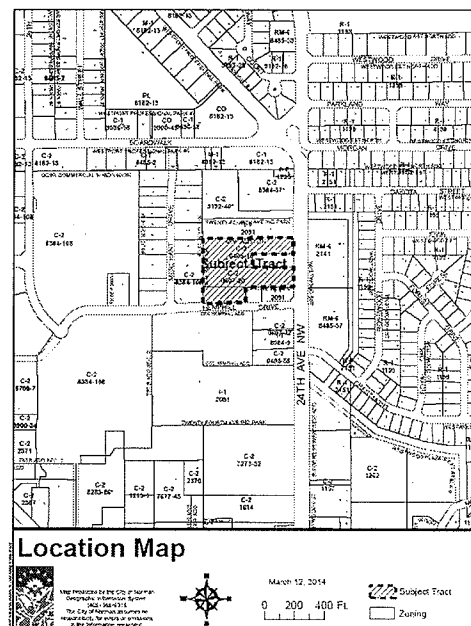
This applicant has filed a concurrent application for Planning Commission consideration of this project at their April 10, 2014 meeting. You will also be receiving notice of that meeting in the near future.

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns prior to the public hearing process. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern, which in turn saves time, money and hard feelings on all sides.

If you have questions about the proposal, please call the contact person, Sean Rieger, (405)226-8079 any time. We look forward to your participation and thank you for taking an active role in your community.

VICINITY MAP



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10 March 2014

City of Norman
Planning Department
201 West Gray
Norman, OK 73069

RE: Pre-Development Written Description of Project

Dear City of Norman,

I represent the Owner in the attached Application for a Pre-Development Information Meeting. We are submitting an Application for Special Use for the property located at 480 24th Ave. NW, the Madison Square center.


The Property is under development as a commercial center that will comply with all C-2 General Commercial District zoning requirements. The center will feature up to three stories and is being constructed in two phases. The first phase is complete and partly occupied. The second phase is underway and will fill out the remainder of the site.

The Applicant desires to have the Special Use allowance for a mixed use building with up to a maximum of two residences, on the third floor only, on the Property. C-2 General Commercial District zoning only allows for such a use through a Special Use permit and thus we are filing the Application to accommodate the request.

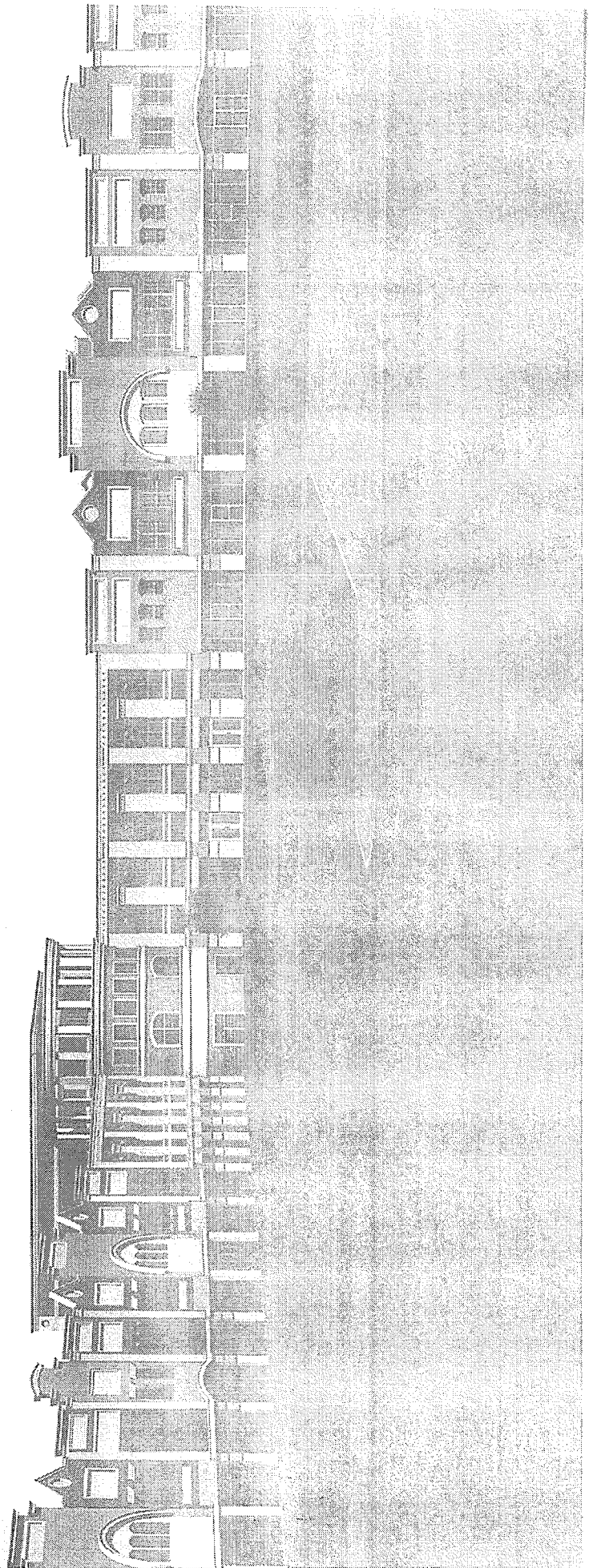
The Property is already platted, and there are no changes sought to the underlying C-2 zoning or the current 2025 Plan designation, as those shall remain the same. The site plan, as was submitted and approved for the buildings remains unchanged.

We respectfully request your support for this Special Use Permit. Please let me know if you have any questions. We thank you for your consideration. Respectfully and best wishes,

Very Truly Yours,
S.P. RIEGER PLLC


By: Sean Paul Rieger
Attorney at Law • Architect • Broker

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